

**CITY OF SAN ANTONIO
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Director, Planning Department

SUBJECT: Master Plan Amendment #04036 -- Southside Initiative Community Plan (Council District 3)

DATE: December 9, 2004

SUMMARY AND RECOMMENDATIONS

On October 22, 2004, Kenneth W. Brown, on behalf of Peter L. Marshall, submitted an application requesting a Master Plan Amendment to the Southside Initiative Community Plan, a component of the Master Plan of the City. The applicant requests amending the Land Use Plan by changing the use of approximately 30 acres located at 1816 E. Chavaneaux Road from Agriculture land use to Urban Living land use.

The subject property is currently vacant. The applicant proposes to develop a mixed-use development that includes a multifamily community. The subject property is currently zoned Farm and Ranch (FR) and the applicant is seeking Urban Development (UD) zoning.

In determining whether Urban Living land use is appropriate at this location, staff considered the following factors:

Land Use Intensity and Compatibility:

- The parcel directly to the west of the subject property is currently vacant, and adjacent to this property to the west is the Villa Coronado Subdivision. Properties to the south and east are vacant. To the north of the property across Chavaneaux Road is a vacant parcel that abuts Loop 410.

Staff Analysis – The subject property is near an existing single-family subdivision and Loop 410. Urban Living land use is compatible with the adjacent land uses in the area. The property is not far from Stinson Field, which is planning for a new runway alignment in the future. According to discussions with Stinson Field administration, the property will not likely be within the area of significant noise for the proposed realigned runway, however, its proximity to the proposed Runway Protection Zone requires that staff work with the applicant to limit the development to no more than three stories.

Additionally, the proposed use for the subject property supports the Southside Initiative Community Plan goals of supporting neighborhood-based housing

and community needs, encouraging a diversity of housing types, and encouraging traditional neighborhood character in development.

While several oil wells are located on the subject property, the Flex Zoning Districts have performance standards related to petroleum and natural gas extraction and production. These standards include nuisance provisions and well-head setbacks for drilling or re-entering for deepening and re-entering for reworking to provide a buffer to streets, alleys, utility easements, residences or permanent structures intended for human occupancy, public or parochial schools, colleges, universities, or hospitals, cemeteries and public parks.

Transportation Network:

- The subject property abuts E. Chavaneaux Road to the north. Access to Loop 410 from the property is available by traveling west along Chavaneaux Road to the Roosevelt Road/Loop 410 interchange. The City's Major Thoroughfare Plan designates Chavaneaux Road as a Collector, Roosevelt Road as a Super Arterial Type B (200' to 250' ROW), and Loop 410 as a Freeway (250' to 500' ROW).

Staff Analysis – No significant impact to transportation is expected based on ROW design recommendations from the Traffic Impact Analysis (TIA).

Community Facilities:

- The San Antonio Missions National Historic Park is located approximately 2,500 feet northeast of the subject property.

Staff Analysis – No impact to community facilities is expected.

Staff recommends approval of the Master Plan Amendment. The Planning Commission held a public hearing on November 24, 2004 and recommended approval.

BACKGROUND INFORMATION

The Southside Initiative community developed a community plan in 2003 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Process. The Community Plan was a partnership effort of the Southside Initiative Community Planning Team, Southside Neighborhoods, the City's Planning Department, and the South San Antonio Chamber of Commerce. The plan area is currently 80 square miles, includes over 8,069 people, and is bound by SW Loop 410 to the north, IH-35 to the west, IH-37 to the east, and extends south of the Medina River and Neal Road. The plan area is located in City Council Districts 3 and 4.

POLICY ANALYSIS

The May 3, 2001 Unified Development Code (Sections 35-105, 35-420 (h), and 35-421 (d) (3)) calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood or Community Plans adopted as a component of the Master Plan. Chapter 213.003 of the Local Government Code provides that a comprehensive plan may be amended by ordinance following

a hearing at which the public is given the opportunity to give testimony and present written evidence and review by the Planning Commission.

FISCAL IMPACT

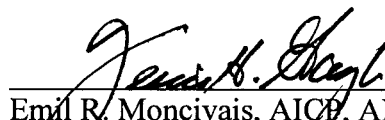
A Master Plan Amendment carries no specific financial commitment for immediate action by the City or partnering agencies.

COORDINATION

All registered Neighborhood Associations within the Southside Initiative Community Plan, all Planning Team Members and all property owners within 200 feet of the subject property have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.


SUPPLEMENTARY COMMENTS

After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the plan amendment process, the Zoning Commission will consider the applicant's request for rezoning on December 7, 2004. The rezoning case will be considered by City Council on December 9, 2004 with the Plan Amendment.

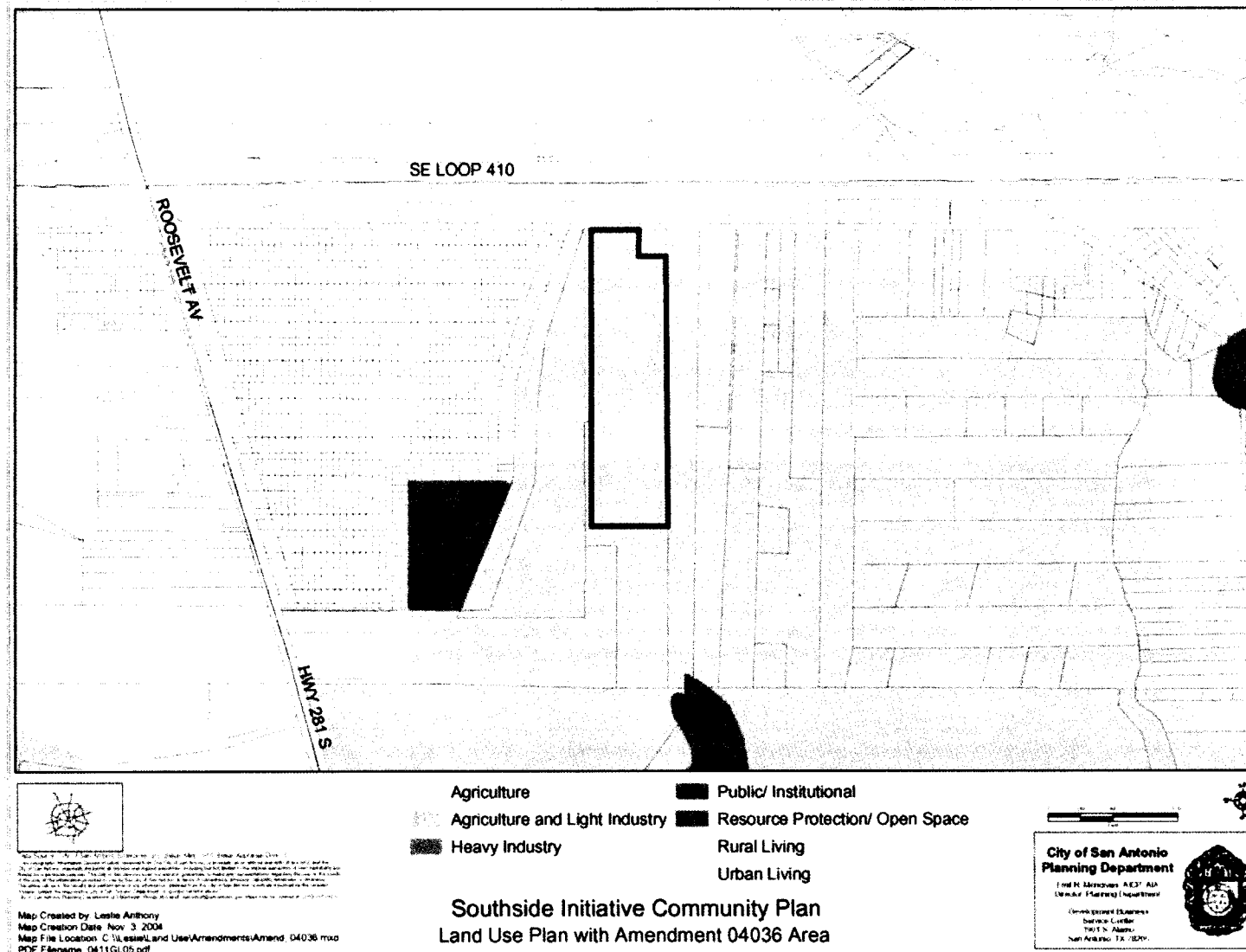

17 Emil R. Moncivais, AICP, AIA
Director, Planning Department


Jelynn LeBlanc Burley
Assistant City Manager

Approved:

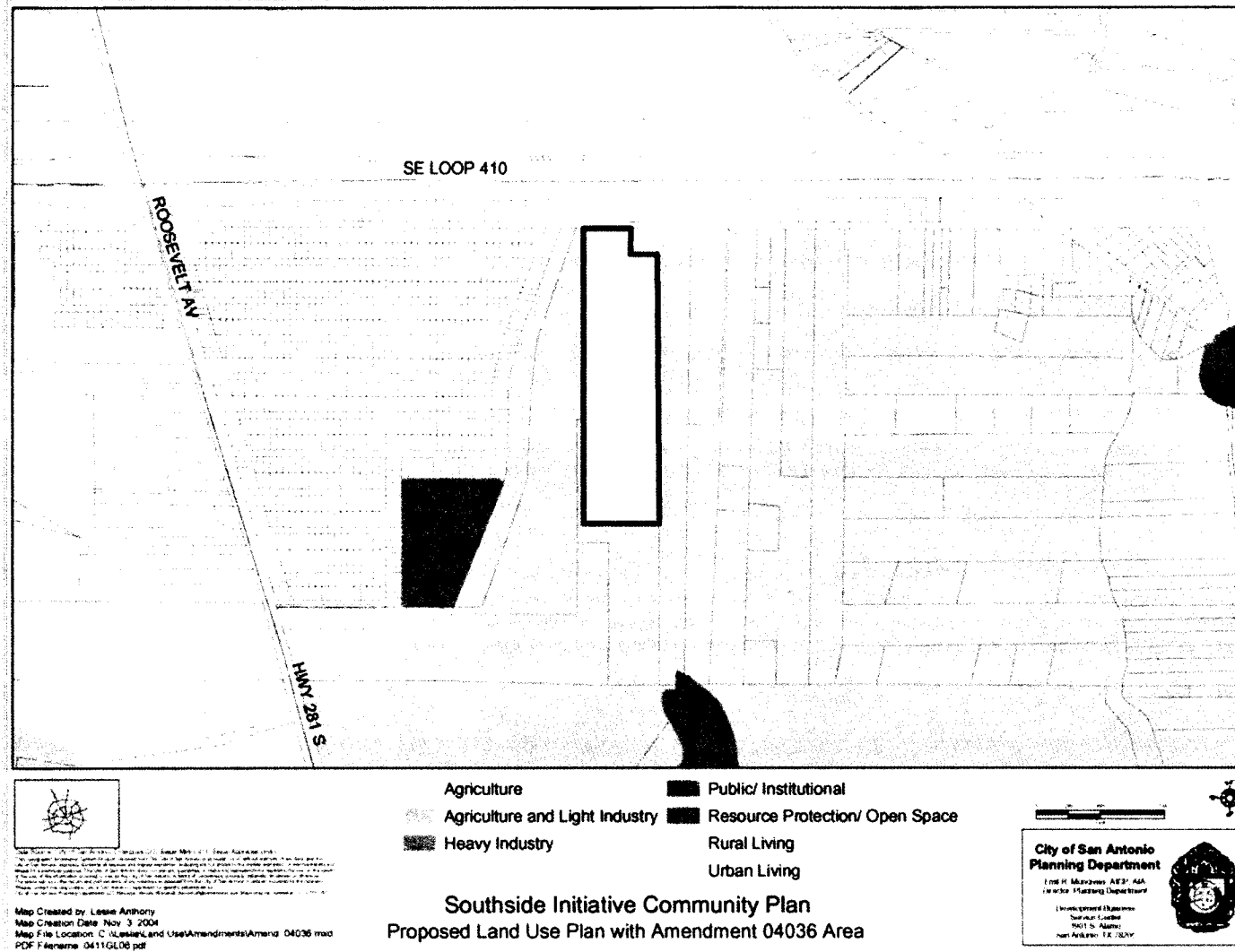

J. Rolando Bono
Interim City Manager

Attachment 1
Southside Initiative Community Land Use Plan as adopted:



Attachment 2

Southside Initiative Community Plan as amended:



AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTHSIDE INITIATIVE COMMUNITY PLAN, KNOWN AS CITY SOUTH, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 30 -ACRES LOCATED AT 1816 E CHAVANEAUX RD FROM AGRICULTURE LAND USE TO URBAN LIVING LAND USE.

*** * * * ***

WHEREAS, the Southside Initiative Community Plan (City South) was adopted on June 26, 2003 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on November 24, 2004 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Southside Initiative Community Plan (City South), a component of the Master Plan of the City, is hereby amended by changing the use of approximately 30-acres located at 1816 E. Chavaneaux Rd. from Agriculture land use to Urban Living land use. All portions of land mentioned are more specifically described in Attachment "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect on December 19, 2004.

PASSED AND APPROVED on this 9th day of December 2004.

M A Y O R

ATTEST:

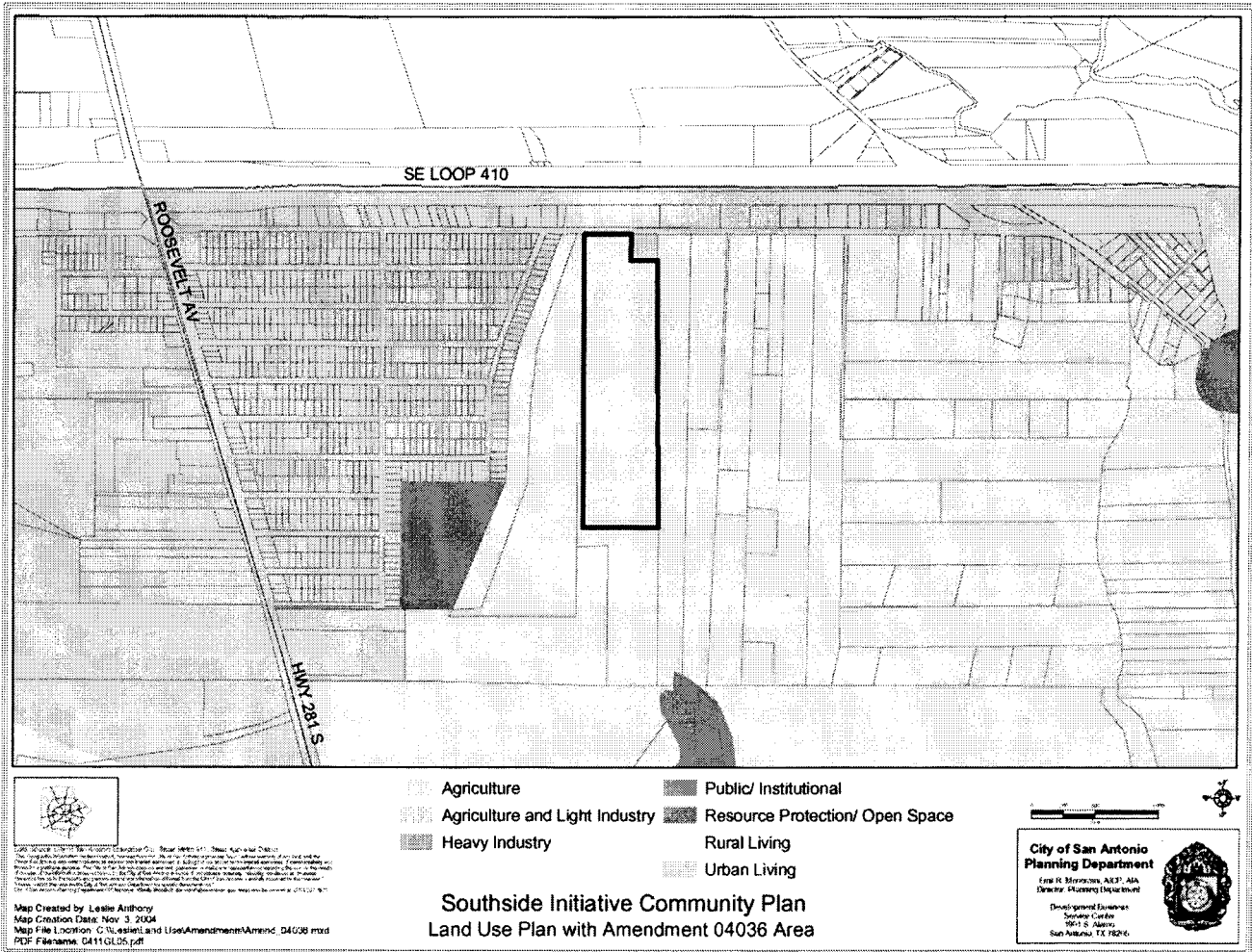
City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENT I

Land Use Plan as adopted June 26, 2003:



ATTACHMENT II Proposed Amendment:

